

WICHITA HISTORIC PRESERVATION BOARD MINUTES
12 FEBRUARY 2001
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3:00 P.M.

The regular meeting of the Historic Preservation Board was held Monday, February 12, 2000, 3:00 P.M. in the Metropolitan Area Planning Department's Conference Room, City Hall-Tenth Floor, 455 N Main, Wichita, Kansas.

Members Present: Randal Steiner
 Claire Willenberg (in at 3:10)
 Keith Lawing
 Sam Lentz
 Jim Guy

Absent: Stan Shelden
 Paul Cavanaugh
 Mike Gable, OCI Residential Permits
 Heidi Dressler-Kelly, Ex Officio, City Historian

Staff Present: Kathy Morgan, Historic Preservation Planner
 Valerie Robinson, Recording Secretary

ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their names.

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

MORGAN: We have three Major C of A additions, 1202 N Emporia, 843 Buffum, and 504 E Douglas.

GUY: Do we have any materials on any of these?

MORGAN: They all have pictures; I just didn't get to get them copied

LAWING: Are all of these Major Applications? We have a short agenda today; I would suggest we add these 3 items to the end of the agenda right before we do miscellaneous matters.

ITEM NO. 3. REVOLVING LOAN FUND UPDATE

1. Program income – Residential + 30,000
 Commercial \$95,000
2. Deferred loan balance – \$100,000

I have processed six packets and am waiting to hear from housing. Marvin Krout and I had a meeting with Finance and have a new Memorandum of Understanding. We have received some assurances from HUD regarding the lead base paint inspections that give us a little more latitude.

MORGAN: Information is still listed as recorded above. Mike Holliman has the six packets and I am still waiting for status on those. As I stated at the last meeting, we have been able to relax the requirements on the HUD regulation on lead base, so we feel we are doing a

better job and will be able to better utilize those funds.

ITEM NO. 4. CORRESPONDENCE

Letter from Howard Ellington regarding Allen House. He has chosen not to attend the board meeting.

LAWING: It looks like we had a response from Mr. Ellington pertaining to Allen Lambe House.

MORGAN: I had written a letter requesting that he come and give a report to the board and he sent this information.

LAWING: It seems to me that he did not say in this letter, "no, I do not want to come up here before the board," but that is almost the feeling I get, that he does not want to come down and meet with us.

MORGAN: I have been advised that there is a stained glass skylight in the dining or the living room at the Allen Lambe House where the coming is failing. The response was, they would change the lights in the fixture, however, it is not the weight of the fixture that is causing the failure. This person was pretty adamant that it was going to fall and shatter. Does anybody have any suggestions?

STEINER: I feel we should see it first with our own eyes first to be certain.

GUY: I think we should have a board meeting there.

MORGAN :I have tried to do that before. I can try to do that again.

LAWING: Instead of us having a meeting there, would it be possible for us to have a field trip between meetings? See if we could coordinate a time when as many of us as possible, maybe arrange a tour, we would pay for it. We have invited him to come to us twice. I say we go out and see him.

GUY: We need to send a message to him that avoiding us is not going to work.

MORGAN: Is there any day of the week that is more preferable than the others? We have board meetings on Monday afternoon. Is it reasonable to try to get something scheduled on a Monday afternoon?

LAWING: Kathy, I would suggest, if it is agreeable with the board that we shoot for this 3:00 time frame, towards the end of the day. I have never been to the Allen Lambe House.

MORGAN: I will call and schedule then.

LAWING: Would a 1 hr. to 1½ hr. be sufficient time to get through there? Again, we may have some conflicts, but we will try to get as many of us as possible to go down there. If you can give us a week's notice, or as much notice as possible, we would appreciate that. Any other correspondences?

MORGAN: I do have a case study from the Federal Highway Administration, community

impact litigation. If you want, pass that around and look through it.

ITEM NO. 5. APPROVAL OF MINUTES FROM THE 8 JANUARY 2001 MEETING

LAWING: I would entertain a motion for the approval of the January 8 minutes.

MOTION #1 (Guy Motioned)
(Willenberg 2nd) Motion carried unanimously (5-0)

ITEM NO. 6. OLD BUSINESS

1. **MAJOR:** (HPC2000-00168) Environs Monroe/Mahan House
APPLICANT: Paul Cohlma
FOR: 1419 S. Market

Applicant proposes to repair porch floor, replace steps, and replace columns with synthetic material.

MORGAN: We reviewed this at the December meeting. The board wanted some clarifications regarding the stairs and railing on the porch.

PAUL COHLMIA: We were going to put railing, stairs then hand rails up.

MORGAN: I asked for an elevation drawing of what that railing was going to look like.

COHLMIA: We are going to put lattice around the skirting. It is going to be a regular step in the middle.

MORGAN: Are they going to be wood or pre-formed concrete?

COHLMIA: Wood. We are going to box in those columns and put one in the middle to support the roof. However, we received the "stop work order" so we stopped.

MORGAN: What type of railing are you going to put up?

COHLMIA: Wood.

MORGAN: I know, but how tall, how wide are the pickets, etc.?

COHLMIA: I really have not gotten that far. I drove through some of those houses to the north and south, but I was going to put up just a wood railing 2' or 3' up, some of them don't have rails, some of them do. I am going to put railing around, if you can picture, steps in the middle and rails going all around on the sides.

MORGAN: So the steps would be right in the middle of these two doors.

COHLMIA: Right.

MORGAN: Those two doors are going to remain.

COHLMIA: Yes. Originally, we were going to put the house back to one single-family dwelling. We are going to leave it as the duplex.

STEINER: It looks as if the porch flooring is more than 30" off the ground. Is that right? I think if it is more than 30", your railing has to be 42" or 44".

COHLMIA: Whatever is required by Central Inspection is what we are going to do.

STEINER: It has to be done so a 4" sphere can't pass through it. Therefore, the spindles or pickets have to be 4" or 5" center, something along those lines. It would be good to check with the seventh floor. Is there some kind of a style of railing that you might see in those homes close by that you might borrow with in keeping with the neighborhood?

COHLMIA: I really don't know. What would you want up there?

STEINER: It just seems style wise; it's a chance for this home to add something positive to the neighborhood. By that railing that would make a gesture toward that. I don't know what is over there.

COHLMIA: Some are metal, some are wood, and some are low enough that they don't have any railing around it. However, I am just going to put wood.

LENTZ: Is it going to be painted?

COHLMIA: It is going to be painted. Is there any certain color required?

MORGAN: If the board would like, I could meet with the applicant and show him what kind of railing is appropriate. Should the railing be painted or left natural is what the question is. We would rather have the porch steps and railing painted. It will weather better and look appropriate with the property.

LAWING: It will match the columns. It will all blend in.

LENTZ: If you are putting a column in the center, will you offset the steps to one side or the other?

COHLMIA: I am not sure what we are going to do there. Who do I approve this with, Central Inspection, or you? I would be happy to work with whomever.

MORGAN: It has to be approved here before Central Inspection will issue a permit.

COHLMIA: Will I have to wait another month?

MORGAN: The board can make the decision as to whether they will approve and then once that is done, we can start working with OCI so that you can get this completed.

COHLMIA: Do you want two columns, two in the middle, or one in the middle?

LAWING: One in the middle would suffice. It is for support purposes, not for aesthetic qualities. Either would be acceptable. Whatever you think is going to work best in terms of that design. I could see you having a double post with the staircase in the middle of it or the staircase off to one side. Unless the board objects, I don't have strong feelings either way. Again, it is obvious that we need that. You are the one doing the work, and as long as it is within code, unless anyone else has any suggestions on that. Randy?

STEINER: Just make sure that one pier in the center so the column need to come down on that or he is going to have to add a second pier and move this one. Then there would be footings, I don't know what is under there as far as footings go, but it seems like if he has one there, that would be fine, one more column and the stairway to either side. I would be glad also to meet out there, look around the neighborhood and do a little field sketching.

MORGAN: We can do it tomorrow or Wednesday. It will be sometime this week for sure.

STEINER: Kathy Morgan and I would meet at this home in the near future and create a field sketch of the porch column, stairs and railings.

MOTION #2 (Steiner Motioned)
(Lentz 2nd) Motion carried unanimously (5-0)

LAWING: Kathy, does that get us where we need to be going on this?

MORGAN: Yes, that will be fine, then all I have to do is let OCI know that his plans have been approved, that they can release his stop work order and he can get the work done on the house.

GUY: We probably want to be very specific on delegating to the Steiner/Morgan team the ability to approve this thing on behalf of us in the field. I think that was the intent of the motion.

LAWING: Do you have a friendly amendment to suggest?

GUY: Perhaps adding to Steiner motion, which, this board delegates to them, and the authority to make final approval.

LAWING: The amendment is made to the motion. Any other discussion at this time? Mr. Cohlma, get in contact with Kathy. She will arrange to get you moving on this project.

ITEM NO. 7. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MINOR:** (HPC2001-00002) Environs Lassen Hotel
 APPLICANT: Industrial Roofing
 FOR: 125 N. Market

Applicant proposes to replace flat roof with same type materials.

2. **MINOR:** (HPC2001-00006) Environs Eaton Hotel
 APPLICANT: Buckley Roofing
 FOR: 401 E. Douglas

Applicant proposes to install modified bitumen roof with new flashing.

3. **MAJOR:** (HPC2001-00007) Environs McCormick School
 APPLICANT: Lana Finwall
 FOR: 839 S. Elizabeth

Applicant proposes to demolish detached garage tagged by OCI as dangerous building.

These three items have been approved by staff. Normally, item 3 would have been reviewed by the board, but OCI deemed it an emergency and requested immediate approval. These items require a motion to receive and file.

MORGAN: Because of the emergency nature we had to go ahead with #3.

LAWING: So we are receiving and filing items 1, 2, 3 under Item No 7. I would entertain a motion for that.

GUY: Moves that C of A 0002, 0006 and 0007 to receive and file.

MOTION #3 (Guy Motioned)
(Steiner 2nd) Motion carried unanimously (5-0)

4. **MAJOR:** (HPC2000-00008) Environs Munger House
 APPLICANT: Vanya Scott, Cowtown Museum
 FOR: 1871 Sim Park Dr.

Applicant proposes to move in 1871 Blood House onto museum grounds. Staff finds no significant negative impact to the environs of the Munger House and recommends approval.

MORGAN: This is the Blood House that has been deeded to Cowtown Museum. They will be moving this and placing it on the property, up near the parking area.

LAWING: You had a map in our packets Kathy. Does that indicate the location?

MORGAN: Yes. This also fits with in the range of years that Cowtown deals with. It is an appropriate building for the site.

GUY: Very few are left.

MORGAN: This is looking southwest at the building. My recommendation was that I found no significant negative impact to the environs of the Munger House and I recommend that the moving of this building be approved.

LAWING: Jim, I know that you served on the board of Cowtown, do you have any comments on this?

GUY: Not anymore.

LAWING: Do you have any comments?

GUY: Absolutely. This building is absolutely imperative to the redesign of the west end of Cowtown. First, we added the Devour Farm, which is along the river. This is the fill-in for the space between the Devour Farm and Sim Park Drive, and it is going to depict the orchards that the Blood Family started down in the south end of town. Consequently, it is going to be a real different interpretation than we have ever had before. We were delighted when Gerald Blood was kind enough to give us this house. We had been planning around its move for around three years now, maybe a little longer. It's marvelous to find a home for the structures that are being displaced by, in this case, development. The purpose for Old Cowtown has always been to find a home for those buildings that can't live where they were built. This is a perfect example.

LAWING: Ms. Scott do you have anything to add to Mr. Guys' comments?

SCOTT: No, Jim pretty much covered it.

LAWING: I figured he might pretty much steal your thunder.

SCOTT: The Blood House will do a very nice job of enhancing the agricultural aspect of our

interpretation, and I think as Jim said, is absolutely essential for that aspect of the interpretation. Being in the environs of the Munger House, it itself being a heritage structure is going to receive the same attention and care that we give all of our heritage structures.

LAWING: Any board members have any questions for Ms. Scott, staff or Jim on this issue? I will bring the discussion back to the board. Any comments or discussion about this application?

LENTZ: I move that we approve C of A 2001-0008 as written.

MOTION #4 (Lentz Motioned)
(Willenberg 2nd) Motion carried unanimously (5-0)

MORGAN: I have just a few additional comments about the new events taking place at Cowtown. Vanya and I are considering submitting a nomination for Cowtown for a Cultural Museum because, in and of itself, it has met the 50-year criteria. I think it is exciting. I think it would be good for the board to have a board meeting and tour that facility.

LAWING: I think that is a great idea. I would highly endorse that idea. Any comments from board members on that?

GUY: I like it. It is a great place to visit.

LAWING: I have staffed a meeting out there when I used to work for the City. It is a good place. I also am very pleased to hear about your efforts on this other project. It is obviously nothing that you need our approval on, but you have our enthusiasm I would say, on going ahead on this

MORGAN: We have just been talking on this. Vanya had this idea, and I hadn't really thought about it before to tell you the truth. However, those buildings in and of themselves have, at that location, have established that 50-year threshold. I think where we need to go from here is go to the state, get a preliminary site information questionnaire filled out, and just see where we can go with that. If nothing else, to get that site listed on the local register. That is something we can work towards, also the museum association meeting.

SCOTT: The Kansas Museum Association meeting is coming to Wichita for the first time in several years. It will be in Wichita November 7, 8, and 9. You all are invited, of course, to the meetings. Kathy and I had talked about working together the two organizations, Museum Association and the Preservation Association, which she is involved with. As of yet, the agenda and the workshops seminars are not yet set for the Wichita meeting. There is a meeting of our association in March and I would love to be able to suggest that we involve the Preservation efforts of not only the City, but also the cultural institutions around Wichita and present in some form or format, whether the work and the information, to our membership and possibly our combined membership.

LAWING: Outstanding. We will look forward to you all keeping us posted on both of those, and once the agenda is developed for the November meeting please let us know.

MORGAN: I will work on scheduling a meeting date on one of the regular meeting dates.

LAWING: If there is anything this board can do to assist your efforts, please let us know.

Are there any questions or comments of Ms. Scott before we move to the next item? Thank you very much for coming out. We are moving on to the next item.

5. **MAJOR:** (HPC2001-00010) Soldiers and Sailors Monument
 APPLICANT: Paula Downs, Sedgwick County Project Services
 FOR: 510 N. Main

Applicant proposes to repair and restore Lady Liberty statue on Soldiers and Sailors monument. SHPO has reviewed and approved the scope of work as per the grant agreement. HPB needs to receive and file.

MORGAN: I included in your packets the scope of work they were requesting to do. They had a grant from the state, and with my help, they have completed that scope of work. At this point, the board only needs to receive and file. I know they are nearing completion on the restoration on the four life size figurines that stood around the top of that monument. They should be coming back to Wichita soon. I think they are going to go on display, hopefully in the museum, until they are ready to be put back on the monument itself. The next part of the project is to get Lady Liberty fixed.

LAWING: Any comments from staff? Do we just need a motion to receive and file Kathy?

MORGAN: Right

GUY: I move that we receive and file application.

MOTION #5 (Guy Motioned)
(Willenberg 2nd) Motion carried unanimously (5-0)

6. **MAJOR:** (HPC2001-00012) Emporia/Topeka Historic District
 APPLICANT: Doran Wulf/Mid Continent Thermal Guard
 FOR: 1202 N Emporia

Applicant proposes to replace and repair windows.

DORAN WULF: I represent Mid Continent Thermal Guard- Thermal Guard windows and door store. We are proposing to replace the windows in this house.

MORGAN: I believe you told me that these windows would be built to fit the original openings.

WULF: The original window right now, the wood is all roughed out. The panes in the window are just about ready to fall out. What we do is, we go on the inside and take the inside stop off the window; take out the working parts of the windows, meaning the sashes and the balances. Our window, which is custom built, is then placed inside that opening up to the outside blind stop. Then we put the inside blind stop back on. We are not changing any of the woodwork or anything on the inside of the house. The customer has requested that we put vinyl aluminum cladding on the casing on the outside. This just makes the entire window maintenance free.

WILLENBERG: This is in the Historic District.

MORGAN: Right. This is in the Topeka/Emporia Historic.

WILLENBERG: And the other example was not?

MORGAN: No, it was not.

GUY: This is a corner structure, as you see, which is very visible.

LAWING: Questions or comments for Mr. Wulf on this?

WILLENBERG: Are these divided lights?

WULF: They are double hung windows. The top and bottom sash slide up and down.

MORGAN: It's a single lighted or single pane glass.

WULF: I am not sure if we are putting grids in there or not. I don't have that information with me.

MORGAN: This is the south elevation, and this is the west elevation, and I think you and I discussed that the pattern, the window pattern would have to be maintained, so that if it was a single pane it would remain that. I think these little lights up here in this dormer are divided. They may be 4 over 4. It is a single sash, but there are four lights in each panel.

WULF: Is that the way the rest of the windows are too?

MORGAN: No. It is only in these dormer windows I believe. These are single. Whatever exists needs to be replicated. These are single pane, and it does not show up in the photo, but it seems as if these had multiple lights in the sashes.

WULF: I can see that. That would not be a problem. We can do that.

MORGAN: The rest of them need to remain the single, if the board were to choose to approve this.

LAWING: What are the options of not using the vinyl on the outside of those windows?

WULF: It wouldn't be a problem. If we don't put them on, we are still going to have the wood there. Just like it is now. We will be sealing on the backside of the window anyway with cyclone cocking. It just makes a neater finish, plus it helps seal the window more. It is mostly maintenance free.

WILLENBERG: It will make it maintenance free.

SHELDEN: This home has wood siding on it, so they would have to paint anyway.

LAWING: So Kathy, run through what we are to approve here.

MORGAN: You are being asked to approve replacing the wood sash windows with thermal guard, the frame, and sashes.

WULF: The inner structure of the window is aluminum separated with a vinyl thermal break. Then it is a vinyl clad on the outside.

WILLENBERG: Do we have any other replacement windows in the Historic Districts?

MORGAN: Not since I have been here.

WULF: We have replaced windows around the areas, but not in the Historic District itself.

MORGAN: You have worked in the Environs of the Historic District structure, and yes, the board has approved that type of situation before. We just finished a case where artificial siding was denied.

WILLENBERG: Is this the baby step towards artificial siding within the Historic District?

GUY: That is the question!

WILLENBERG: I am always torn between. I understand the maintenance problems and headaches with these older homes, especially with the large two-story, and balancing that against the look and the integrity of the home when you start cladding the outside.

WULF: As far as the window itself, you would not be able to tell the difference between what is there now. I could live without cladding the outside casing as long as we can convince the homeowner that this is the way to go.

WILLENBERG: I fully understand why they would want to clad.

MORGAN: Let me give you this, and this is not to sway you into making a decision, but the Eaton Place Project, the National Park Service allowed them to put enameled windows in because of the cost of replicating the wood sash on those huge windows. I guess you could specify that they would be allowed to use this particular style for the sashes themselves and not do the cladding on the exterior to help maintain the original materials of the facade.

LAWING: Mr. Wulf, do you have any other comments? If not let's bring the discussion back to the board. I want to ask the board, what is your pleasure?

GUY: I think the business of the replication sashes without the vinyl clad on the outside is a good balance. If the National Parks Service is going so far as to allow the aluminum at the Eaton, I don't think we should perhaps refuse a good tight-fitting window for these people. At the same time, at the Eaton there was great care taken, I believe, both outside and in to retain original material and perhaps that is the balance and perhaps we should do the same.

LAWING: Any other comments? Anyone have anything else to add? Sounds like you had the outline for a motion. Would you like to wordsmith that into one?

GUY: I can try that. I would move that C of A 2001-00012 be approved, except for the exterior vinyl cladding, which is shown in the application.

WULF: And that would be for the casing on the outside of the window.

MOTION #6 (Guy Motioned)

(Lentz 2nd) Motion carried unanimously (5-0)

MORGAN: Could we add that the windows have to maintain the original configuration, so if it is a multi-pane that it be replicated in that fashion? If it is single, it will remain single.

GUY: I would add then that the windows are to maintain their original configuration.

MORGAN: You will receive a letter and I will contact OCI and let them know you have approval to start the job.

7. **MAJOR:** (HPC2001-00013) Environs of Campbell Castle
 APPLICANT: (Bill) William Yeaton
 FOR: 843 Buffum

Applicant proposes to add a detached garage.

YEATON: Since reading this material, I have realized that this board covers projects to the house, as well as re-roofing, so I would like to amend this application to not only include a garage, but also to re-roofing the house. We have learned since the inspections have been done on the house that the roof needs to be replaced. I have two things that I would like to have approved. It is good that you have pictures of the front and the back because it does show the work.

MORGAN: You are going to replace the 3-tab?

YEATON: No, that is actually a T-lock shingle that is on the house, but we are proposing to tear all of that off. It is believed to have 3 or 4 layers of shingles on parts of it. T-lock is hard to determine how many layers there is, I guess, and replace it with, I believe the contractor I'm working with called it a heritage 2 shingle. He described it as a 25-year shingle that is the same shingle that we are going to put on the garage.

MORGAN: As I recall, isn't there a little structure over here?

YEATON: There is a 10' x 10' metal shed that is in the northwest corner of the lot. We would tear down that shed and put the garage roughly where it sits.

MORGAN: Of course I didn't get that in the picture, sorry about that.

LAWING: What is going to be the look of the garage? Is it matching the house?

YEATON: I have the original bid that the contractor gave me that we adjusted since we learned where the boundaries of the setbacks are. We adjusted the size downward to reduce our cost somewhat. We didn't feel we needed the storage. I can show you what I have on his original bid, and some of the revised drawings, but I don't have the revised bid. I only have the one copy. (Showing drawings, with general discussion).

MORGAN: So, it would be a 4" lap siding on it.

YEATON: Yes.

WILLENBERG: No windows!

YEATON: I don't believe there are any windows, but there is a door.

LAWING: There will be a side door. Any questions from the board about this project?

GUY: What materials are you planning to do the sides?

YEATON: I think it is on the front page of the bid.

LENTZ: Is this in a Historic District?

MORGAN: No. This is within the Environs of the Campbell Castle.

LENTZ: In what direction is the Campbell Castle?

MORGAN: It is north and east of this area. It is just within the 500'

YEATON: It is just a straight shot north, if I remember. Isn't Campbell Castle right behind Coolidge?

MORGAN: You are right. It is north.

YEATON; It is a couple blocks. Buckner is east of that. It is almost a straight shot north.

WILLENBERG: It would be difficult to see it.

MORGAN: Yes, it would not be in the line of sight.

STEINER: Kathy, I would like to see the front of the house again.

MORGAN: You can see the shed back here. This is your drive here.

YEATON: If you have a very small car it will make it. A minivan is tight, suburban forget it. I'm not positive, but I believe the boundary line is about a foot to the right of where the garage sits, so if we can put a driveway in there at some later day it is going to be an awfully tight fit. That is the reason we are looking at the alley entrance as well.

LAWING: Any other questions for Mr. Yeaton or staff by board members? Kathy do you have any comments to add?

MORGAN: As long as the placement of the garage meets the requirements of OCI and the description of the materials that he is giving, staff would recommend that there is no significant, negative impact to the environs of the Castle.

LAWING: The chair would agree, there does not appear to be any negative impact. Unless any board members have any comments, we are ready to entertain a motion.

GUY: The structure and the construction of the garage as indicated do not destroy the environs of Campbell Castle.

MOTION #7 (Guy Motioned)
(Lentz 2nd) Motion carried unanimously (5-0)

8. **MAJOR:** (HPC2001-00014) East Douglas Historic District
 APPLICANT: Matthew Carney/River City Awning
 FOR: 504 E Douglas/Planet Hair

Applicant proposes to add new awning and sign for Planet Hair.

MATTHEW CARNEY: We propose to put up a sign at Planet Hair, 504 E Douglas. I have pictures of what we are planning to do. The sign is 4' 11" high, 4' out and 23' wide. Planet Hair would be on the front.

MORGAN: I have no problem with the design. There is not backlighting to the awning.

LAWING: Does the board have any questions or concerns? I think we are ready to entertain a motion. Chair will move to approve HPC2001-00014 as presented.

MOTION #8 (Lawing Motioned)
(Willenberg 2nd) Motion carried unanimously (5-0)

ITEM NO. 8. MISCELLANEOUS MATTERS

1. Preservation Plan

MORGAN: We have the Preservation Plan on MAPC agenda for March 8. If any board members can attend that meeting, it would be appreciated. They are going to have questions and it looks good to have staff present to answer questions. I want to say we are scheduled for 2:30; I can verify and get back with you on that and get back with you on this.

2. Board Retreat

MORGAN: I would recommend that we do this in April after taxes, and start in the afternoon at 3:00 and conclude around 7:30 or 8:00 and we will provide supper. I have not selected a place, but I am thinking of the Watermarks Book Store because they have a meeting room down in the basement that we could use. Does anybody have any other suggestions?

LAWING: I was thinking, what about the Historic Museum? I don't know if that will interrupt their hours of operations.

MORGAN: You mean the Old City Hall?

LAWING: Yeah.

MORGAN: I bet we could do that. I'll get in touch with Bob Puckett and ask him about that.

GUY: Good, that would be a nice place to meet.

(General conversation)

MORGAN: The only other thing I have is I received an email from Christy Davis regarding

the HP-2128, which is the 25% tax credit that would be for both income producing properties and owner occupied residences. The taxations department is looking at this closely. We feel this will leave committee and go to legislature so, if you would feel so inclined, we would welcome any call in assistance to your legislators to support this bill.

LAWING: We briefly talked about this, and I know Claire and I live in the same legislative district and I am planning on contacting representatives Bill Moore and Senator Schodorf. I think with them representing the Riverside area this should be of particular interest to those folks. Kathy, could you send me copy of this e-mail? I would like to cut and paste and put together a letter. I am going to talk to Paul about this, but unless there are any objections, I am just going to suggest that Paul would be willing to send a letter to Carlos Mines, who is the chair of the South Central Kansas Legislative delegation. He represents out further, out west of the city, but I want to bring this to his attention.

MORGAN: Yes, I can mail that to your attention. I don't have anything else other than the brochure for the preservation conference. I believe there could be money through my budget or through the state budget to offset the registration fee.

WILLENBERG: I would like to attend either way. Have we made progress on the credit for Realtors?

MORGAN: We have not. They want outlines, copies of handouts, and the majority of our speakers are not preparing outlines. They may have some handouts, but they have not gotten those to me yet. I would almost suggest that you write a letter to the board on your own and I could provide you with a copy of that to send to them and any kind of additional information from the meeting.

WILLENBERG: Unless we could get course outlines ahead of time, I don't think they are going to count.

MORGAN: There are CEUs for architects.

GUY: You know we can always send the thing in afterwards. Try to get it approved. I have succeeded in doing that on a couple of things.

WILLENBERG: I have a question. Is the Heart of Wichita on North Market or South Market?

MORGAN: It is North Market I believe. They put together the financing packages that we have available like the paint program, the home program, the Revolving Loan program things like that. They put it all together and called it the Heart of Wichita. It's a kick off of that.

LAWING: Is anyone interested in attending this conference and possibly getting assistance with the registration?

(General Conversation)

Meeting adjourned at 4:15.